

## VARIANCE APPLICATION

DOCKET #: 2212-VU-16 FILING DATE: 11/15/22

OFFICE USE ONLY

FILING FEE: \$ \_\_\_\_\_ FEE PLUS \$ \_\_\_\_\_ PER ADDITIONAL VARIANCE (@ \_\_\_\_\_) = \$ \_\_\_\_\_

### PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Daine Crabtree (STAFF NAME) DATE: 09/27/2022

### PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: \_\_\_\_\_ AMENDMENTS: \_\_\_\_\_ DEVELOPMENT PLAN: \_\_\_\_\_

PRIMARY PLAT: \_\_\_\_\_ SECONDARY PLAT: \_\_\_\_\_ VARIANCE(S): \_\_\_\_\_

### APPLICANT INFORMATION

APPLICANT'S NAME: Dennis A Hunt Insurance and Financial Services TELEPHONE: (317)896-2420  
ADDRESS: 411 E Main St., Westfield, IN 46074 EMAIL: ins@dennishunt.net

PROPERTY OWNER'S NAME: Dennis A Hunt TELEPHONE: (317)896-2420  
ADDRESS: 411 E Main St., Westfield, IN 46074 EMAIL: ins@dennishunt.net

REPRESENTATIVE'S NAME: Amanda Hunt and Dennis Hunt TELEPHONE: (317)896-2420  
COMPANY: Dennis A Hunt Insurance and Financial Services EMAIL: ins@dennishunt.net  
ADDRESS: 411 E Main St., Westfield, IN 46074

### PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 605 Hillcrest Dr., Westfield, IN 46074

COUNTY PARCEL ID #(S): 09-06-31-03-09-014.000

EXISTING ZONING DISTRICT(S): SF3 EXISTING LAND USE(S): Residential

### PROPERTY AND PROJECT INFORMATION

☒ VARIANCE OF LAND USE CODE CITATION: \_\_\_\_\_

☐ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: \_\_\_\_\_

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY): See Attached.

**APPLICANT AFFIDAVIT**

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

*Dennis A. Hunt*  
Applicant/Representative (signature)

Dennis A. Hunt  
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 9 day of November, 2022  
State of Indiana County of Hamilton, SS: \_\_\_\_\_

*R. Keith Hunt*  
Notary Public (signature)

R. Keith Hunt  
Notary Public (printed)

**PROPERTY OWNER AFFIDAVIT**

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

*Dennis A. Hunt*  
Property Owner (signature)\*

Dennis A. Hunt  
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 9 day of November, 2022  
State of Indiana, County of Hamilton, SS: \_\_\_\_\_

*R. Keith Hunt*  
Notary Public (signature)

R. Keith Hunt  
Notary Public (printed)

\*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

**FINDINGS OF FACT (VARIANCE OF USE)**

**APPLICANT:** Dennis A. Hunt Insurance and Financial Services

**DOCKET #:**

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below. A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

- A. The use will not be injurious to the public health, safety, morals, and general welfare of the community because: The use for Dennis A. Hunt Insurance and Financial Services to conduct commercial business at the property that is currently zoned SF-3, will not poses any threat to the public health, safety, morals and general welfare of the community as we hold high standards to our business authority. We are insurance agents that represent, major medical companies and personal lines companies. That our clients expect the highest safety, morals, ethics and values from us.
- B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: Dennis A. Hunt Insurance will be relocating into a SF-3 building, which is common in Westfield and doesn't affect the adjacent properties. There are commercial business adjacent to the properties adjacent to our property, that are zoned as commercial or has variances. Even though we will be moving from an already zoned commercial property, we will continue to operate in the exact manor as we have in the past 21 years, as a result there will be no reason that our business will have any adverse impact on the adjacent properties.
- C. The need for the variance arises from some condition particular to the property involved because: The property is zoned as SF-3 although it is within very close adjacent properties zoned GB, LB, LB-H, the need for the variance for Dennis A. Hunt Insurance is to be permitted for the land use of a Professional Office in a SF-3 District. The variance will allow Dennis A. Hunt Insurance to continue to service their local and surrounding clients, thrive and grow as a small business. Dennis A. Hunt Insurance has been a Westfield Small Business owner for over 21 years and want to continue to provide excellent customer service and bring possible community growth to the growing City of Westfield and Downtown area.
- D. The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because: With our current business location that we are having to relocate from, we are questioned with where to go. Dennis A. Hunt Insurance has looked at other possible buildings and properties that are already zoned for professional office land use. There was different factors of those properties wouldn't keep the business thriving, visibility, the safety of our elderly clients or our walk-in clients that need handicap accessibility or it would move our business out of Westfield.
- E. The variance of use does not interfere substantially with the Comprehensive Plan because: The variance for Dennis A. Hunt Insurance would be promoting diversity, balance of the land uses, identity for Westfield, the architecture being a residential feel with updated unique landscape, as in the Westfield-Washington Comprehensive Plan. Dennis A. Hunt Insurance is local small business owner that has established community roots, Westfield Graduates (Class of 08') and future generations of Westfield Grads. Dennis A. Hunt Insurance would never interfere with the Comprehensive Plan but we would be supporting and grow with the Comprehensive Plan.

Dennis A Hunt Insurance and Financial Services- 411 E Main St.

The Variance Request is for Dennis A Hunt Insurance and Financial Services to relocate their current business at 411 E Main St. (Insurance Sales) to 605 Hillcrest Dr. We are requesting this variance due to the current 32 Expansion and roundabout being on 32 & East St. which will cause our office building to be demoed. Dennis A Hunt Insurance and Financial Services has been located and doing business on 32 in Westfield for over 21 years and we want to stay in Westfield, as this is our hometown. Dennis A Hunt Ins. is a small business, with just a father and daughter insurance agent duo. Our hours of operation are 9am-4:30pm Monday thru Friday. During Oct. to the end of year, we are sometimes in the office late but no later than 6pm, due to open enrollment for Medicare, Individual Health, and Group Renewals. We will be updating the exterior of the building to give it an appealing look, changing landscaping to an inviting atmosphere, updating our current business sign to meet the ordinances for commercial sign/lighting/landscaping and improving the parking, walkways. With some of the improvements will require a permit and approval, those will not be started until approved. We are committed to following the variance guidelines and rules that would be set for our business at the new location.

Thank you for all your time and understanding in our Variance Request.

Dennis A. Hunt Insurance & Financial Services,

Dennis A. Hunt



Amanda Hunt



DULY ENTERED FOR TAXATION  
Subject to final acceptance of transfer  
14th day of October 2022 - JKT  
*Robin M. Thibault* Auditor of Hamilton County  
Parcel # 09-06-31-03-09-014.000

2022050219 WD \$25.00  
10/14/2022 11:53:20AM 3 PGS  
Jennifer Hayden  
Hamilton County Recorder IN  
Recorded as Presented

TKB

TAX ID NUMBER(S)  
09-06-31-03-09-014.000 29-06-31-309-014.000-015

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## WARRANTY DEED

### THIS INDENTURE WITNESSETH THAT

Chad D. Hahn

### CONVEY(S) AND WARRANT(S) TO

Dennis A. Hunt, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Hamilton County, in the State of Indiana, to wit:

### SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this

13<sup>th</sup> day of October 2022

*Chad D. Hahn*  
Chad D. Hahn

State of Indiana, County of Hamilton ss:

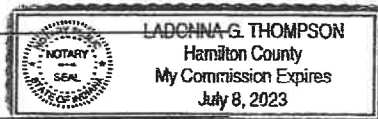
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Chad D. Hahn** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 13<sup>th</sup> day of October 2022

My Commission Expires:

Ladonna G. Thompson  
Signature of Notary Public

Commission No.



Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:  
605 Hillcrest Drive  
Westfield, IN 46074

Grantee's Address and Mail Tax Statements To:

15710 Oak Rd  
Carmel IN 46033

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

### **EXHIBIT A**

Lot Numbered Two (2) in Roberts Rolling Acres, 2nd Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof recorded in Plat Book 2, page 185 in the Office of the Recorder of Hamilton County, Indiana.